

GOAL: Section 163.3245, Florida Statutes “supports innovative and flexible planning and development strategies” through the Optional Sector Plan process as a replacement to the Development of Regional Impact requirements. The goals of the Board of County Commissioners in relation to the sector plan are to: emphasize urban form, protect regionally significant resources and facilities, mitigate impacts to these resources and facilities, ensure intergovernmental coordination, address extra-jurisdictional impacts, limit urban sprawl, protect wildlife and natural systems, advance the efficient use of land and other resources, and create quality communities and jobs. (§163.3245, F.S.)

Vision: The West Bay Area Sector Plan will protect ecological systems and provide connectivity to West Bay. These ecological systems will link wildlife habitat and environmental resources through interconnected corridors.

The Plan will promote development that fosters a sense of place by focusing on a “village” approach to nurture healthy social conditions. Additionally, it will garner places for economic advancement. Economic opportunities will consist of regional employment opportunities and commercial centers at the heart of each village.

Each Detailed Specific Area Plan will focus development standards that protect environmental resources, promote community and assure human and ecological connectivity, create employment opportunity and promote a more compact urban form.

GENERAL STRATEGY

The general strategy for this element involves the following concepts and activities.

- Preserve the ecosystem to the fullest extent possible.
- Continuous update of an accurate and reliable overlay map identified as the West Bay Area Sector Plan, depicting general land uses and transportation systems.
- Work with the Bay County School Board to coordinate location of future needed educational facilities.
- Provide guidelines for planned unit or mixed use development projects, including an appropriate percentage of affordable housing.
- Promote economic development.
- Provide adequate public recreation and open space for area residents.

Objective 12.1: Provide a long-range vision for the preservation and development of a specific area surrounding West Bay to direct growth, development and resource protection within the area.

Public Purpose: To acknowledge the benefits of conceptual long-range planning for the build-out of an identified area, and detailed planning within this area for specific purposes, through the development and implementation of an Optional Sector Plan.

Policy 12.1.1: The West Bay Area Sector Plan found on Map 12.1 shall be adopted by the Bay County Board of County Commissioners as an Overlay Zone as part of the Comprehensive Plan and shall be used to direct growth, development and protect environmentally sensitive and ecological areas within the adopted Sector boundary.

Policy 12.1.2: The Bay County Comprehensive Plan Future Land Use Map (FLUM) designations and Future Land Use Element (FLUE) shall remain effective until such time as a Detailed Specific Area Plan (DSAP) or other map amendment has been adopted pursuant to § 163.3184, F.S. (2001).

Objective 12.2: To satisfy the intent of Section 163.3245(3), F.S. (2001).

Policy 12.2.1: Areas not included within a DSAP adopted amendment or FLUM amendment shall not be subject to the guidelines and policies imposed by the West Bay Area Sector Plan until such time as FLUM amendment is adopted by the Board of County Commissioners.

Policy 12.2.2: DSAPs shall be submitted for all Comprehensive Plan map amendments consistent with Section 163.3245, F.S.

Each DSAP shall amend the Bay County FLUM and related policies specific to each DSAP. All DSAPs and all comprehensive plan amendments within the Sector overlay zone shall be consistent with this chapter.

Performance Measure: Prepare a ten-year data computation in compliance with Chapter 9J-2, Florida Administrative Code.

Policy 12.2.3: Each DSAP will assess and analyze the public needs associated with the proposed land uses as well as how those identified needs will be met, including an evaluation of the financing of infrastructure. The DSAP will include an accounting of public costs to achieve build-out as required by Florida law, and a forecast of revenues. Public needs include, but are not limited to, fire, police, and emergency medical; schools; parks; libraries; potable water; drainage; and wastewater treatment facilities.

Performance Measure: Calculated projected enrollment services by type of school facility. Set aside each site based on the Bay County School Board criteria, as appropriate.

Policy 12.2.4: The developer should identify the land necessary for fire, law enforcement, and emergency medical services bases of operation within each DSAP.

Public Purpose: To provide required services prior to the development of an area.

Policy 12.2.5: The coordination of land use and education facilities will receive particular attention during development of the DSAP. The need for and location of schools and education facilities will be addressed during the DSAP.

Policy 12.2.6: Each DSAP will further describe and detail mixes of proposed land uses, restrictions on proposed uses, management of development activities and general mitigation of impacts, and obligations for facilities required within each subsequent development component of the planning area. Within each DSAP with residential land uses, a range of units may be considered so long as a 15 unit density per acre is not exceeded overall.

Policy 12.2.7: Each DSAP shall identify and protect significant natural resources consistent with Rule 9J-2, Florida Administrative Code.

Policy 12.2.8: Schools shall be located to provide safe pedestrian access, shortened walking distances and opportunities for sharing other community resources such as parks and recreational facilities, libraries and other services.

Public Purpose: To ensure safe transit to and from schools for local children.

Public Purpose: To allow the sharing of primary educational facilities with the remainder of the immediate area residents, in the form of public facilities.

Policy 12.2.9: Schools, places of worship, public gathering facilities, medical offices and small businesses should be sited and designed as neighborhood entities as often as possible. Efforts should be taken to avoid having such buildings designed so that vehicular access serves as virtually the only admittance to such facilities.

Policy 12.2.10: To the extent required by Bay County, all new development within the Sector Plan area shall adhere to the Bay County Flood Damage Prevention Ordinance.

Policy 12.2.11: The overall number of residential units within the Sector Plan shall not exceed that listed in Tables 10-1 and 10-2 of the *West Bay Area Vision*, plus or minus five percent. In addition, the overall square footage of non-residential structures shall not exceed that listed in Table 10-3, plus or minus five percent. Tables 10-1, 10-2 and 10-3 of the *West Bay Area Vision* are hereby adopted by reference.

Policy 12.2.12: Exhibits 6 through 10 of the *West Bay Area Vision* are hereby adopted by reference.

Policy 12.2.13: The net residential density within the Coastal High Hazard Area of the Sector Plan boundary shall not increase from that allowable with the underlying future land use designation.

Policy 12.2.14: During the Evaluation and Appraisal Report preparation process, the County shall review the extent to which the Sector Plan Policies and Objectives have been accomplished.

Objective 12.3: To achieve diversity of land uses by providing a mixture of residential, retail and other commercial and conservation and preservation uses to support a sustainable neighborhood community.

Public Purpose: The reduction of travel demand and trip length.

Performance Measure: The extent of design and integration of retail centers at a neighborhood scale.

Policy 12.3.1: Each DSAP shall provide sufficient commercial and retail land uses to support sustainable communities for surrounding neighborhoods, and shall be in the form of complete, integrated communities.

Objective 12.4: Quality design will be assured within the Sector Plan by requiring designs of districts, neighborhoods, villages, communities and sites to be designed in accordance with a clear set of design guidelines.

Public Purpose: Promote higher land values and better land use relationships. Foster privacy and security.

Performance Measure: Development patterns within each DSAP.

Policy 12.4.1: Strip commercial development shall be prohibited. Instead, compact development patterns shall be encouraged, and connected to residential areas, where possible.

Policy 12.4.2: Mixed-use development shall be encouraged. However, compatible scale and use shall face each other on a same street; “like faces like.”

Public Purpose: Accommodate a broader mix of life cycle and life styles reflected in housing and commercial areas.

Performance Measure: The extent of integrated housing and retail centers.

Policy 12.4.3: Multi-family residential development should be located in close proximity to neighborhood centers.

Policy 12.4.4: Creative development techniques shall be incorporated, including village and cluster designs, which preserve the natural characteristics of the land.

Public Purpose: The protection of environmentally sensitive development priorities while creating design flexibility.

Performance Measure: Creation of appropriate regulatory measures.

Policy 12.4.5: Neighborhoods within the Sector Planning area shall be surrounded and connected by common green space.

Public Purpose: To ensure incompatible land uses do not degrade the quality of life for residents near the airport DSAP.

Policy 12.4.6: Land uses adjacent to the Airport DSAP shall allow uses and activities consistent with and compatible to airport related activities.

Policy 12.4.7: Land uses and activities which support airport activities shall be located proximate to the Airport DSAP to ensure compatibility and adequate services.

Policy 12.4.8: Criteria for designating land use categories and development standards within the Sector Plan are shown in Table 12 A.

Policy 12.4.9: Silviculture activities may continue in all land use categories, provided all state promulgated Best Management Practices are followed until such time that a development order or final plat is issued, then such activities within the land area of the development order or final plat shall cease.

TABLE 12 A	SECTOR PLAN LAND USE CATEGORIES
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AIRPORT/INDUSTRIAL

<u>Purpose:</u>	To allow a full range of uses and activities related to the operation of an airport and aviation-related facilities. To provide areas for the continuation, expansion, and creation of industrial land uses including commerce parks.
<u>Service Area:</u>	West Bay Area Sector Plan
<u>Designation Criteria:</u>	Proximity to major highway access and/or rail access, availability of public or private utilities, potential to create nuisances such as noise, fumes, odor, vibration, dust, etc.
<u>Allowable Uses:</u>	All land uses typically associated with the operation and support of airport facilities, and additional aviation-related commercial and service uses, as well as support commercial, office, public utilities, and industrial uses and activities. Industrial parks, commerce parks, commercial, office, public uses, warehousing, manufacturing, and other similar uses.
<u>Density:</u>	Not applicable
<u>Intensity:</u>	No more than 75% impervious surface of the entire site. No more than 100% Floor Area Ratio.
<u>Development Restrictions:</u>	Shall not be located near residential areas. Minimization, to the extent possible, of environmental impacts.

TABLE 12 A CONT.	SECTOR PLAN LAND USE CATEGORIES
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REGIONAL EMPLOYMENT CENTER

<u>Purpose:</u>	To allow for a range of industrial, commercial, service-related and office uses typically dependent upon, or closely related to the airport.
<u>Service Area:</u>	West Bay Area Sector Plan
<u>Designation Criteria:</u>	Must be in proximity to major highway access and adjacent to the airport area.
<u>Allowable Uses:</u>	All land uses typically associated with the operation and support of airport facilities, and additional aviation-related commercial and service uses, as well as support commercial, office, public utilities, and industrial uses and activities. Industrial parks, commerce parks, commercial, office, medical facilities, public uses, warehousing, manufacturing, distribution and other similar uses.
<u>Density:</u>	Not applicable
<u>Intensity:</u>	No more than 65% impervious surface. No more than 100% Floor Area Ratio.
<u>Development Restrictions:</u>	Shall not be located near residential areas. Minimization, to the extent possible, of environmental impacts.

TABLE 12 A CONT.	SECTOR PLAN LAND USE CATEGORIES
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BUSINESS CENTER

<u>Purpose:</u>	To provide for a wide range of commercial, retail, business, office and service-related uses and activities which provide supporting services to the airport district and tourist activities.
<u>Service Area:</u>	West Bay Area Sector Plan
<u>Designation Criteria:</u>	Areas immediately adjacent to the Panama City-Bay County International Airport.
<u>Allowable Uses:</u>	Lodging, restaurants, retail sales, professional office buildings, financial institutions, public/institutional uses, entertainment facilities, recreational facilities, public utilities, and other similar uses.
<u>Density:</u>	N/A
<u>Intensity:</u>	No more than 70% impervious surface. No more than 200% Floor Area Ratio.
<u>Development Restrictions:</u>	Must be located in proximity to a collector or arterial roadway. Development is limited to that which is typically associated with airport-related uses, including tourist activities.

TABLE 12 A CONT.	SECTOR PLAN LAND USE CATEGORIES
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WEST BAY CENTER

<u>Purpose:</u>	To provide for a wide-range of large-scale commercial and service-related uses important to the development of the West Bay community.
<u>Service Area:</u>	West Bay Area Sector Plan
<u>Designation Criteria:</u>	Areas within the vicinity of the intersection of SR 79 and CR 388, and the Intracoastal Waterway.
<u>Allowable Uses:</u>	Water-dependent uses including public marinas and port facilities, commercial uses, lodging, restaurants, public facilities including religious facilities and educational facilities, public utilities, medical clinics, residential, recreational activities, parks, playgrounds, and other similar uses.
<u>Density:</u>	No more than 15 dwelling units to the acre.
<u>Intensity:</u>	No more than 60% impervious surface. No more than 200% Floor Area Ratio.
<u>Development Restrictions:</u>	Commercial uses must be located along a collector or arterial roadway, unless part of the overall development of the neighborhood. Large-scale commercial uses, such as marina or port facilities, shall not be located in close proximity of existing residential neighborhoods, without adequate buffers to prevent nuisances such as noise, fumes, odor, vibration, dust, traffic, etc.

TABLE 12 A CONT.	SECTOR PLAN LAND USE CATEGORIES
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VILLAGE CENTER

<u>Purpose:</u>	To provide for mixed-use development in the form of limited neighborhood-scale commercial development within walkable distance to surrounding neighborhoods with public spaces in the form of parks, town squares and community facilities incorporated into the design of the plan.
<u>Service Area:</u>	West Bay Area Sector Plan
<u>Designation Criteria:</u>	Commercial uses shall be located at the intersections of major roads and highways which will create activity centers at nodes where traffic access can be carefully controlled and centered to serve residential areas.
<u>Allowable Uses:</u>	Residential, neighborhood-scale commercial, public parks, playgrounds, public utilities and facilities including religious institutions and educational facilities.
<u>Density:</u>	No more than 15 dwelling units to the acre.
<u>Intensity:</u>	No more than 40% impervious area for residential uses, and 60% for commercial/mixed uses. No more than 50% Floor Area Ratio for residential uses and 100% for commercial uses.
<u>Development Restrictions:</u>	Development must be at a scale that serves the surrounding neighborhoods without drawing from a regional market. Commercial centers must be located on an arterial or collector roadway. Human and vehicular connectivity must be incorporated into each center.

TABLE 12 A CONT.	SECTOR PLAN LAND USE CATEGORIES
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LOW-IMPACT RESIDENTIAL

<u>Purpose:</u>	To provide areas for low-density residential uses as areas for a functional mix of compatible seasonal and resort land uses where the clientele are predominately seasonal or temporary visitors and tourists.
<u>Service Area:</u>	West Bay Area Sector Plan
<u>Designation Criteria:</u>	Locations near West Bay south of CR 388, east of SR 79 and west of Crooked Creek.
<u>Allowable Uses:</u>	Single family residential units, support recreational and common-use facilities, water dependent uses used only for the immediate community, nature preserves, public utilities and facilities, and other similar uses.
<u>Density:</u>	No more than 1 dwelling per 3 acres.
<u>Intensity:</u>	No more than 30% impervious area. No more than 30% Floor Area Ratio.
<u>Development Restrictions:</u>	The preservation of large tree and vegetation masses shall be encouraged. For those lands located within the West Bay Ecosystem Management Area, those development policies pertaining to development shall apply.

TABLE 12 A CONT.	SECTOR PLAN LAND USE CATEGORIES
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AGRICULTURE/TIMBERLAND

<u>Purpose:</u>	To provide areas for the continuation of traditional agriculture and timber uses and activities.
<u>Service Area:</u>	West Bay Area Sector Plan
<u>Designation Criteria:</u>	Areas used primarily for agricultural activities such as farms, ranches, feed lots, crop services, sod farms, public utilities, and other similar uses, and adjacent undeveloped or vacant lands that could be used for agriculture or silviculture activities.
<u>Allowable Uses:</u>	Agriculture and related uses, logging, timber production activities, recreation, conservation, preservation, public/institutional, very low density residential, borrow pits, communications towers, public utilities, and other similar uses.
<u>Density:</u>	No more than one dwelling unit per 20 acres.
<u>Intensity:</u>	No more than 10% impervious area. No more than 4% Floor Area Ratio.
<u>Development Restrictions:</u>	Agricultural activities must be conducted in strict compliance with state promulgated "best management practices."

TABLE 12 A CONT.	SECTOR PLAN LAND USE CATEGORIES
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WEST BAY PRESERVATION AREA

<u>Purpose:</u>	To provide areas for the protection, restoration and enhancement of West Bay. Conservation and preservation purposes and mitigation efforts will take place in these areas.
<u>Service Area:</u>	West Bay Area Sector Plan
<u>Designation Criteria:</u>	Generally those lands south of CR 388 between Crooked Creek to the west and CR 2300 to the east; the Breakfast Point Peninsula, areas adjacent to Burnt Mill Creek, Crooked Creek and their tributaries; area immediately adjacent to Pine Log State Forest, and the western rim of West Bay.
<u>Allowable Uses:</u>	Managed mitigation areas, natural resource management, greenways and trails, hunting and fishing activities, passive recreational activities, essential public utilities excluding wastewater treatment plants and power plants, and other similar uses. Essential public utility easements may be located in these areas.
<u>Density:</u>	N/A
<u>Intensity:</u>	No more than 1% impervious surface.
<u>Development Restrictions:</u>	No development other than recreational related uses shall be allowed that will significantly degrade the environmental quality of the area.

Urban Form

Objective 12.5: To satisfy the requirement of Section 163.3245 (3)(a)(4), 2001 F.S., the following policies shall apply to those areas within the adopted Sector boundaries.

Policy 12.5.1: Create planned mixed-use communities that focus on creating a sense of place and community by design.

Public Purpose: To provide quality design performance standards for sustainable development.

Policy 12.5.2: Create a hierarchy of places with residential areas that are adjacent or nearby neighborhood commercial and employment centers, and commercial areas located at major intersections or in proximity to the Airport district.

Public Purpose: To create a diverse, compact, and walkable community.

Policy 12.5.3: Provide a variety or tier of living environments including housing opportunities in more rural, open form, within neighborhoods and within more urban settings.

Public Purpose: To provide a variety of living environments.

Policy 12.5.4: Develop neighborhoods that are clearly defined at the edges and interconnected by greenways and trails.

Policy 12.5.5: Make neighborhoods and districts more walkable by providing for sidewalks, trails, and greenways within each neighborhood and connecting neighborhoods and districts.

Policy 12.5.6: Provide bicycle and pedestrian facilities as an option to vehicular trips; each village shall also provide convenient locations for transit facilities.

Policy 12.5.7: Within village and district centers, provide pedestrian-oriented public spaces in the form of greens, parks, plazas, meeting areas, or other common open space designed and built to allow year-round use of these spaces.

Policy 12.5.8: Plan for and provide prominent locations for public buildings and facilities, including schools, post offices, police and first stations, libraries and churches.

Policy 12.6.9: Provide useful open space through a practical program of passive and active community, neighborhood, and regional parks at appropriate sizes within the planning area.

Policy 12.6.10: Develop a hierarchy of appropriately-sized functional neighborhoods, districts and communities within the planning area that are served by common public facilities. Each DSAP shall provide for facilities that adequately support the population and economic activity within each district.

Policy 12.6.11: Interconnect neighborhood, district and community roadways to avoid forcing essential trips between these areas to use the primary transportation (SR 77, SR 79 and CR 388).

Policy 12.6.12: Wetlands shall take precedence over the roadway network. However, whenever at all possible, the roadway network shall be designed on a grid system to promote interconnectivity. Minimum impacts on wetlands will be allowed where roads must cross wetlands.

Policy 12.6.13: Focus the provision of green space within developments on protection of natural areas, landscaping with native drought-tolerant species, and provide large, contiguous green spaces rather than incrementally fragmented isolated and remote smaller parcels.

Policy 12.6.14: Develop mixed-use residential neighborhoods with a variety of housing options to provide for affordable housing in reasonable proximity to places of employment.

Public Purpose: To provide for affordable housing for low to moderate income levels.

Performance Measure: The extent to which affordable housing is constructed within the Sector boundaries.

Policy 12.6.15: Plan for neighborhoods or villages within which all core service facilities are within a one mile walking radius.

Policy 12.6.16: Blocks shall be sized to accommodate the pedestrian by restricting the length.

Policy 12.6.17: Provide prominently located accessible school sites proximate to and servicing the neighborhoods, districts and communities within the planning area and coordinate school siting within the planning areas with the school district.

Conservation

Objective 12.7: Promote the development and use of lands in a manner that is sensitive to environmental constraints including, but not limited to, poor soil conditions, flood hazards, bay and tributary buffers, Strategic Habitat Areas, as described in Chapter 6 of this Plan, and wildlife habitat suitability.

Policy 12.7.1: The Sector Planning Process will identify, with each DSAP, how development may be located in order to avoid and minimize potential impacts to natural resources. Areas to evaluate during the process include, but are not limited to:

- (1) West Bay and its tributaries and watershed;
- (2) Water management, and water quality;
- (3) Wetland protection, preservation and mitigation;
- (4) Greenways, wildlife habitat and wildlife corridors and;
- (5) Historic and archaeological sites; and other resources, including those listed in 9J-2, Florida Administrative Code.
- (6) Seagrass beds, shellfish beds of commercial or recreational value and migratory or seasonal animal locations.
- (7) Regionally Significant Natural Resources as depicted on Map 12 A, including known natural biotic communities, and known populations of protected species of flora and fauna.

Objective 12.8: Ensure the protection of the water quality of West Bay and its tributaries.

Performance Measure: The extent to which the water quality of West Bay is preserved and/or enhanced.

Policy 12.8.1: DSAPs within the Sector Plan shall identify and provide for protection of existing ecological systems within the Sector Planning area. Each DSAP will also provide for reasonable connections between these features. No building or structure shall be located closer than thirty (30) feet from any U.S. Army Corps of Engineers wetland jurisdictional line, except to allow for those uses allowable within Policy 6.7.4(6). Isolated wetlands that are not to be impacted shall be protected with a buffer of uplands not less than thirty (30) feet landward of the wetland delineation line to be determined using the U.S. Army Corps of Engineers wetland determination manual and procedures.

Performance Measure: Develop and maintain a reasonable buffer along West Bay and its tributaries within the plan area.

Objective 12.9: Avoid the loss of isolated wetlands to the greatest extent possible.

Public Purpose: To provide for habitat and protect areas that are sensitive to damage from common development practices.

Performance Measure: Monitor identified isolated wetlands and require an up to date “existing conditions” survey as part of each DSAP.

Policy 12.9.1: The loss of any wetlands, existing prior to the approval of any DSAP, without mitigation elsewhere within the Sector Plan area shall be prohibited. Mitigation shall occur as patterns to promote connectivity within generalized areas, and shall be prioritized to determine level of significance. This policy does not preclude smaller isolated wetlands not contiguous to larger mitigation areas from being protected.

Policy 12.9.2: Mitigation ratios shall be established by appropriate federal and state regulators. All wetland mitigation projects shall be performed and reviewed by qualified professionals.

Public Purpose: To promote retention of environmentally sensitive areas by requiring mitigation.

Performance Measure: The extent to which mitigation is in compliance with state and federal standards as administered through the North West Florida Water Management District and/or the FL Department of Environmental Protection, and the US Army Corp of Engineers.

Objective 12.10: To conserve and protect valuable ecosystems and to reduce the potential threat to life and property resulting from coastal storms. To provide natural buffers along the Bay, including all wetland ecotones habitat and significant uplands and buffers.

Performance Measure: The extent to which these lands meet the anticipated needs as impacted by the developed portions of the Sector Plan.

Public Purpose: To provide a protection buffer of very low impact land use around the Bay.

Performance Measure: The creation of preservation programs such as irrevocable easements and development or transfer of title programs.

Policy 12.10.1: Generally those lands south of CR 388 between Crooked Creek to the west and CR 2300 to the east; Breakfast Point Peninsula, areas adjacent

to Burnt Mill Creek, Crooked Creek, and their tributaries; area immediately adjacent to Pine Log State Forest, and the western rim of West Bay shall be designated as "West Bay Preservation Area".

Policy 12.10.2: The West Bay Preservation Area (WBPA), to the extent possible, shall be used to mitigate impacts from the development of any DSAP, or to protect those areas that conservation organizations or government agencies have indicated that they wish to acquire with priority given to the areas designated on the Overlay Plan.

Public Purpose: Encourage a land use strategy that provides connectivity for areas where people live and habitat environmentally sensitive areas.

Performance Measure: The amount of wetlands habitat set aside for preservation.

Policy 12.10.3: Areas designated as WBPA on the overlay map shall be set aside as WBPA within any DSAP at the time of adoption. Several methods shall be used to reserve these areas for preservation. These include preservation requirements at the DSAP level, conservation sales and binding agreements between the land owner and government or conservation entities. Conservation sales and regulatory agreements shall provide permanent preservation status to WBPA lands and identify the timing, mitigation ratios, management entities, restoration goals and objectives, public use and access, and other relevant land preservation information. Within one year following either the sale of land for preservation or the encumbrance of land for mitigation, the Board of County Commissioners shall amend the Comprehensive Plan to change the underlying land use designation of such lands to the preservation land use category as defined in Table 12A.

Policy 12.10.4: Until such time as these preservation lands have been acquired or conservation easements have been established, nothing shall prevent the land owner from continuing its current silviculture operations or applying development rights currently allowed under the future land use element of the adopted Bay County Comprehensive Plan.

Policy 12.10.5: The landowner will identify parcels within the WBPA that are not required or will not otherwise be offered for mitigation. Once identified, the landowner will offer the remaining land within the WBPA for sale to appropriate public and private preservation programs.

Policy 12.10.6: One year after the adoption of the second DSAP within the sector plan, the County shall prepare a schedule as to how and when those lands depicted as WBPA on Map 12.2 that are not determined receiving lands for the mitigation of wetlands will be deemed WBPA on the Future Land Use Map.

Policy 12.10.7: Each DSAP shall identify and protect archeological, cultural and historic sites as identified and/or deemed significant by the Florida Department of State, Division of Historical Resources.

Public Purpose: Protect archeological, cultural and historic sites.

Performance Measure: Produce analytical studies that identify the archeological, cultural and historic sites for each DSAP.

Policy 12.10.8: Each DSAP within the planning area shall identify and provide for protection of existing ecological systems within the planning area. Each DSAP will also provide for reasonable connections between these features.

Policy 12.10.9: Conservation and/or preservation buffers shall be established, as appropriate, from the boundaries of Pine Log State Forest in order to eliminate or reduce the possibilities of major land management changes relating to prescribed burning. Such boundaries shall be addressed at the DSAP level in consultation with the Department of Agriculture and Consumer Services.

Policy 12.10.10: Avoid seagrass communities and other aquatic habitats when locating transportation structures that impact these resources. Mitigation between the developer and the County shall occur if these resources are impacted.

Recreation and Open Space

Objective 12.11: To provide public parks, greenways, trails, public access points to water, and other recreational opportunities for a growing population that demands an increasingly wide variety of recreational facilities and services.

Public Purpose: Provide public access to recreational areas typically found in residential neighborhoods and for special functions such as access to the Bay.

Policy 12.11.1: Development within the Sector Plan area shall be required to dedicate land for public use in the form of passive and active parks, open space, recreation areas, town squares and other forms of public use facilities within walking distance of each neighborhood.

Policy 12.11.2: A central public space shall be provided within each neighborhood core. This may be in the form of a park, central square, or other civic use.

Public Purpose: Make recreation areas accessible by placing parks in close proximity to other land uses.

Policy 12.11.3: Work with the Florida Trail Association, or similar agency, to connect the Florida National Scenic Trail from Pine Log State Forest to the existing eastern trail.

Public Purpose: Provide a regional scale facility that promotes walking and hiking.

Performance Measure: Implement the Trail within the Sector Plan area.

Policy 12.11.4: Establish a buffer, as determined appropriate, from the boundary of Pine Log State Forest in order to eliminate or reduce the possibility of major land management changes relating to prescribed burning. Such boundaries shall be addressed at the DSAP level in consultation with the Department of Agriculture and Consumer Services.

Policy 12.11.5: Public access points shall be reserved in appropriate publicly owned locations in the area around West Bay and along the Gulf Intracoastal Waterway.

Policy 12.11.6: The number and approximate location of public and private water access points represented on the Sector Plan map shall be determined within each individual DSAP.

Housing

Objective 12.12: Promote affordable housing for low and moderate income households through public and private measures, while promoting the policies and laws of the State relative to affordable housing.

Public Purpose: Provide housing appropriate for all stages of life cycle and housing choices.

Performance Measure: Provide an appropriate mix of housing types at varying cost generally reflecting age cohorts and income levels.

Policy 12.12.1: Each DSAP will include, at an appropriate scale, an assessment of anticipated housing needs including, but not limited to, the time and tenure of housing and the provision of a range of housing that will be affordable to include levels of current and proposed residents of the Sector Plan and adjacent communities. Affordable housing will be that as described in § 420.9071(2), F.S. (2001) and pertaining to median annual gross income for the households of Bay County.

Objective 12.13: Promote viable transportation choices other than the privately owned automobile, to include walking and bicycling in a safe atmosphere.

Public Purpose: Planning and programming of public facilities shall insure that such facilities needed to support development are concurrent with the impacts of such development.

Policy 12.13.1: The DSAP will link land use and transportation planning. Transportation analyses will be based on the anticipated land uses and coordination with Bay County's and adjacent local governments' transportation plans as well as regional, state, and federal transportation plans. The transportation analysis should include an assessment of the role of multi-modal facilities. Transportation facilities and the development that they support will be planned and designed to avoid and minimize adverse impacts to existing communities and regionally significant resources and to avoid creating limitations on the management of those resources.

Policy 12.13.2: All land uses within the Sector Plan shall provide human interconnectivity by means of sidewalks, bike trails and nature walks between each DSAP and, more specifically, each residential and commercial pod.

Policy 12.13.3: Each DSAP will link land use and transportation planning. Transportation analysis will consider adopted transportation plans from adjacent governmental entities and applicable governmental agencies. Transportation facilities and the development they support will be planned and designed to avoid and minimize adverse impacts to existing regionally significant roadway facilities.

Policy 12.13.4: Development within the Sector Plan shall not result in traffic trips which exceed the capacity of the roadway based on the adopted level of service for that roadway.

Policy 12.13.5: Private residential driveway access to SR 79, SR 77 and CR 388 will be prohibited by promoting access to intersecting common streets and roadways.

Policy 12.13.6: Traffic on all collector and arterial roadways shown in any DSAP shall not be affected by any gated communities.

Policy 12.13.7: Parking requirements for village commercial uses shall be minimized within the Sector Plan.

Policy 12.13.8: Development that discourages pedestrian activity is prohibited.

Policy 12.13.9: The Plan will provide for a variety of connected transportation modes including air, land and water transport.

Policy 12.13.10: Locations for port and marina facilities may be located along the Intracoastal Waterway. Port and marina facilities will be sited during the DSAP process.

Policy 12.13.11: Any marine shipping or barge port operations should prefer use of existing shipping channels over construction and dredging of new channels, with all efforts to negotiate use of existing channels exhausted.

Policy 12.13.12: Stormwater management facilities serving development within the Sector Plan shall be designed to manage and treat stormwater runoff to Outstanding Florida Waters (OWF) standards.

Policy 12.13.13: All development within the Sector Plan shall connect to existing regional potable water systems as required by law.

Policy 12.13.14: Water conservation best management practices shall be utilized in each development. This may include, but is not limited to, xeriscaping, water re-use and water conserving fixtures in public areas.

Policy 12.13.15: Wastewater re-use shall be considered as an option, and utilized when feasible, for irrigation of parks and golf courses, landscaped right-of-ways, and other large vegetation areas that require irrigation.

Table 10-1. Estimated Potable Water Demand				
Land Use	Dwelling Units	Number of Employees	Demand Rate	Forecasted Demand (gallons/day)
Agriculture/Timberland	385	N/A	100 gallons/person/day	97,279
Airport and Industrial District	N/A	N/A	19,865 gallons/day	43,527
Business Center	N/A	35,166	20 gallons/employee/day	703,320
Conservation	N/A	N/A	N/A	N/A
Low Intensity Village	309	N/A	100 gallons/person/day	78,278
Regional Employment Center	N/A	42,860	20 gallons/employee/day	857,209
Village	24,972	N/A	100 gallons/person/day	6,317,916
Village Center	1,044	7,883	100 gallons/person/day	421,784
West Bay Center	921	6,954	101 gallons/person/day	372,091
Total	27,631			8,891,404

ASSUMPTIONS:

Average persons per household for Bay County is 2.53 (Florida Statistical Abstract 2000).

Agriculture/Timberland uses 0.05 dwelling units per acre.

Airport uses 320,700 enplanements per year (Panama City-Bay County International Airport Feasibility Study, July 2000).

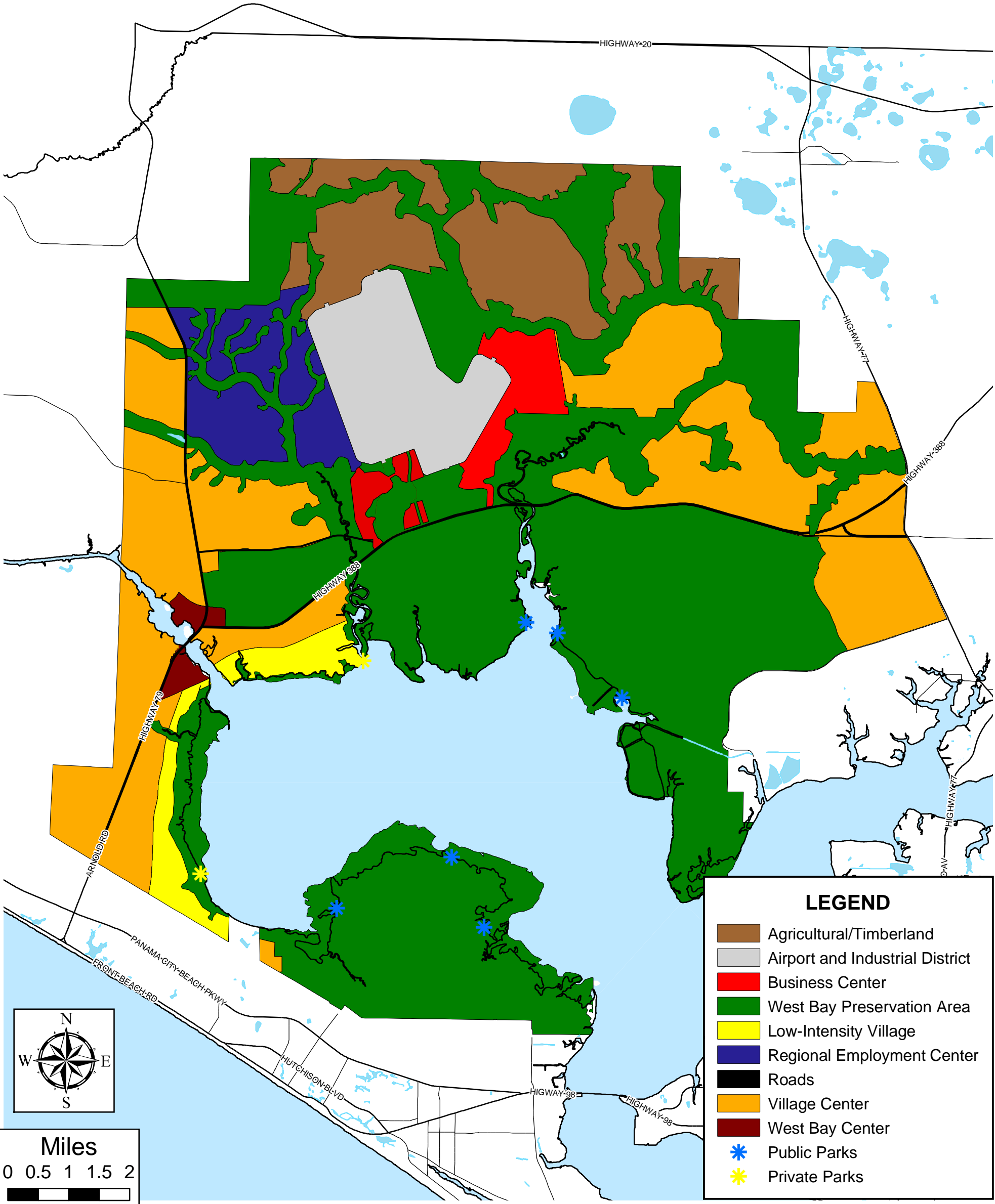
Table 10-2. Estimated Wastewater Generation				
Land Use	Dwelling Units	Number of Employees	Demand Rate	Forecasted Demand (gallons/day)
Agriculture/Timberland	385	N/A	75 gallons/person/day	72,959
Airport and Industrial District	N/A	N/A	14,899 gallons/day	32,645
Business Center	N/A	35,166	15 gallons/employee/day	527,490
Conservation	N/A	N/A	N/A	N/A
Low Intensity Village	309	N/A	75 gallons/person/day	58,709
Regional Employment Center	N/A	42,860	15 gallons/employee/day	642,906
Village	24,972	N/A	75 gallons/person/day	4,738,437
Village Center	1,044	7,883	75 gallons/person/day; 15 gallons/employee/day	316,338
West Bay Center	921	6,954	76 gallons/person/day; 15 gallons/employee/day	279,069
Total	27,631			6,668,553

ASSUMPTION:

Wastewater generation is 25% less than potable water demand.

Table 10-3. Estimated Solid Waste Generation				
Land Use	Dwelling Units	Square Feet	Generation Rate	Forecasted Generation (lbs/day)
Agriculture/Timberland	385	N/A	3.9 lbs/household	1,500
Airport and Industrial District	N/A	N/A	1.5 lbs/enplanement	2,423
Business Center	N/A	13,525,380	6 lbs/1000 square feet	81,152
Conservation	N/A	N/A	N/A	N/A
Low Intensity Village	309	N/A	3.9 lbs/household	1,207
Regional Employment Center	N/A	18,634,968	15 lbs/1000 square feet	279,525
Village	24,972	N/A	3.9 lbs/household	97,391
Village Center	1,044	3,031,776	3.9 lbs/household 6 lbs/1000 square feet	22,262
West Bay Center	921	2,674,584	3.9 lbs/household 6 lbs/1000 square feet	19,639
Total	27,631	37,866,708		505,099

WEST BAY AREA SECTOR PLAN MAP



AIRPORT MITIGATION AREA MAP

